



Wichita-Sedgwick County Metropolitan Area Planning Department

August 12, 2016

5900 Central TT, LLC
1861 N. Rock Road, Ste. 200
Wichita, KS 67208

Kurt Schmidt
Picasso's Pizzeria
621 W. Douglas
Wichita, KS 67213

Re: BZA2016-00034: City zoning administrative adjustment to reduce the parking requirement by approximately 12%, from 61 to 54 spaces, in LC Limited Commercial zoning, for redevelopment of an existing building, generally located north of Central and east of Edgemoor (5900 E. Central).

Legal Description: Lot 1 EXC S 10 FT, Huston Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you are redeveloping an existing building on this site and you indicate a desire to reduce the on-site parking requirement from 61 to 54 spaces, approximately a 12% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for LC zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

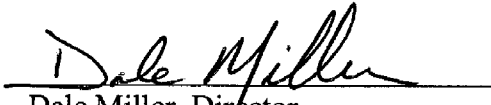
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

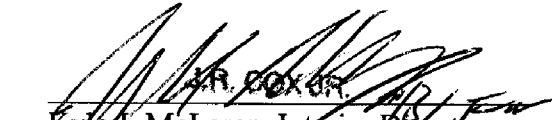
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned LC and GO, therefore a 12% parking reduction should not compromise existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 12%, from 61 to 54 spaces is hereby granted for the aforementioned property subject to the following conditions:

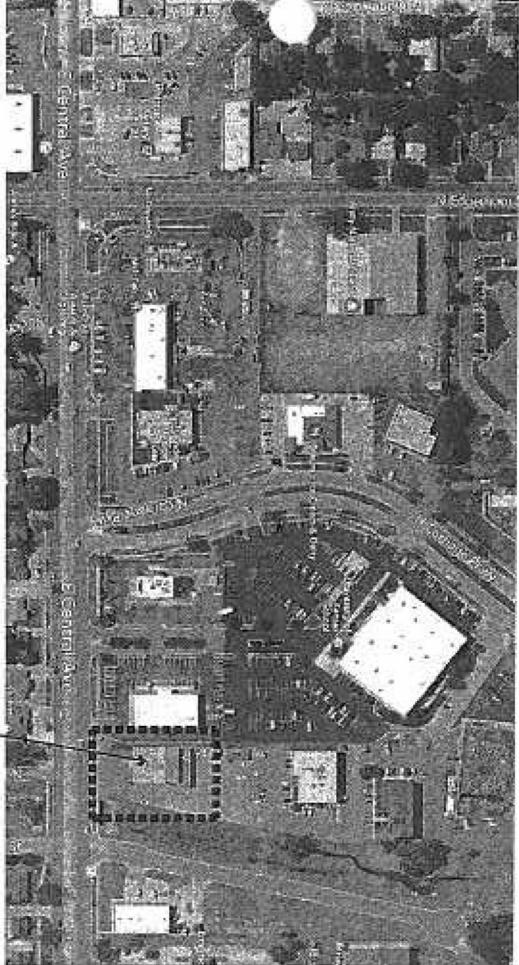
- 1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards.
- 3) If the use changes, the number of parking spaces must meet the current zoning code standard.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, Zoning Administrator may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Kyle J. McLaren, Interim Director
Metropolitan Area Building and
Construction Department

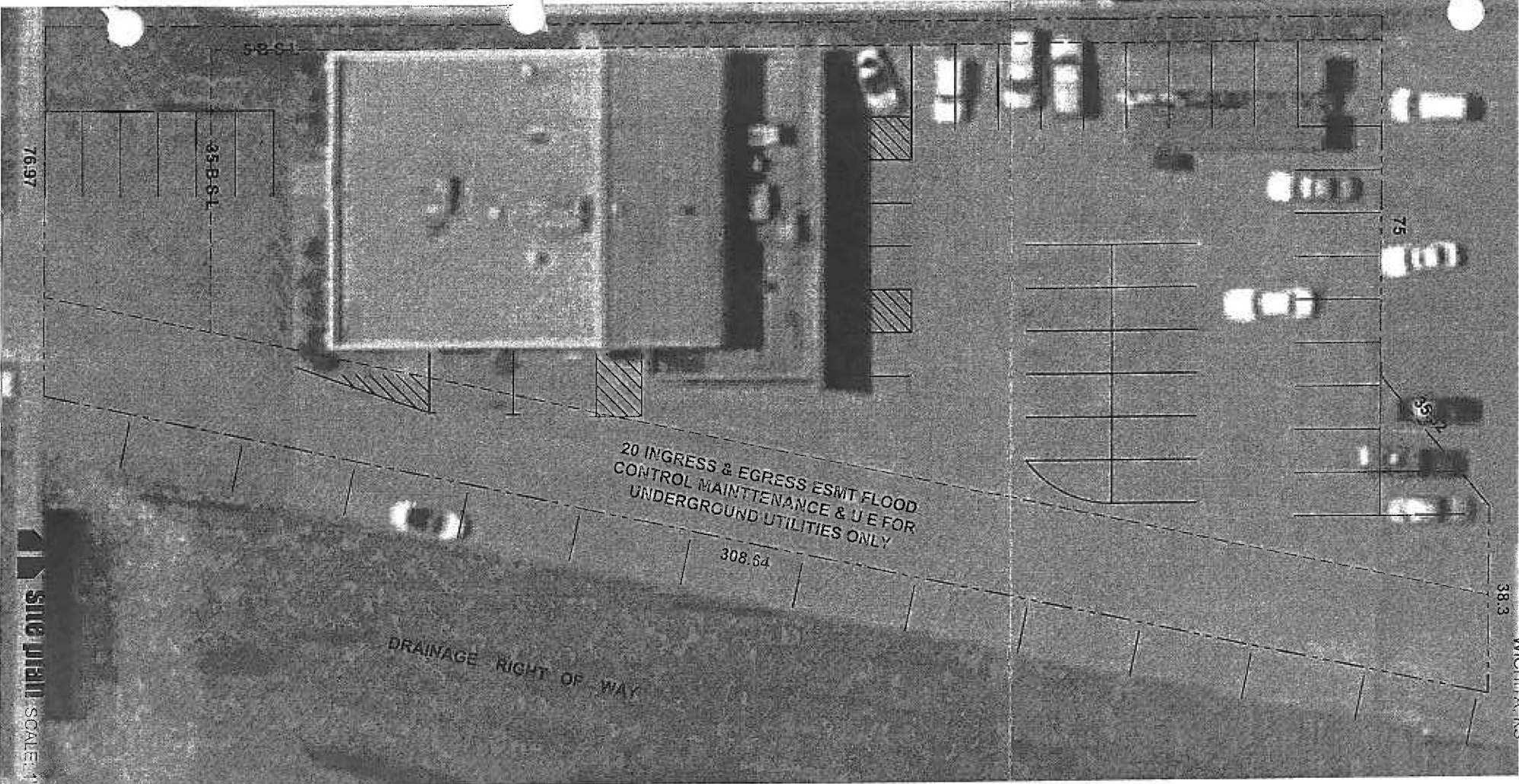
cc: Paul Hays, MABCD
JR Cox, MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Services Representative District I



PROJECT LOCATION:
5900 E Central Avenue
Wichita, Kansas 67208



WICHITA, KS



76.97

35-B-S-L

75

38.3

308.64

20 INGRESS & EGRESS ESMT FLOOD
CONTROL MAINTENANCE & U/E FOR
UNDERGROUND UTILITIES ONLY

DRAINAGE RIGHT OF WAY

Site plan SCALE: 1" = 20'-0"

A

CODE ANALYSIS

TENANT IMPROVEMENT:

OCCUPANCY GROUP: B-Business/A-2 - Assembly
OF OCCUPANTS: 195 - See code plan
CONSTRUCTION TYPE: V-B
total building area main floor = 6,076 S.F.
total building area second floor = 1,328 S.F.
restaurant = 4,343 S.F.

ALLOWABLE BUILDING AREA: A-2 TYPE V-B CONSTRUCTION ALLOWABLE AREA: 6,000SF.
FRONTAGE INCREASE: $(236' / 335' - .25) = 45\%$ INCREASE = 2,700SF
total allowable area: 8,700sf

FIRE PROTECTION:

NON - SPRINKLERED
NO AREA SEPARATION WALLS
NO OCCUPANCY SEPARATION WALLS
NO SPRINKLER REQUIRED PER SEDGWICK COUNTY AMENDMENTS 5
SECTION 903.2.1.2 OCCUPANT LOAD UNDER 300 OCCUPANTS AND
SPACE HAS THREE EXITS

PARKING:

UNCHANGED
EXISTING PARKING SEE SITE PLAN
REQUIRED BY ZONING: restaurant: 192 seats/3 = 51 stalls
office: 306sf / 10 stalls
stalls provided: 53

PLUMBING:

'B' OCCUPANCY

REQUIRED MINIMUM

OCCUPANT LOAD AS CALCULATED: ASSUME 50% MALE, 50% FEMALE

OCCUPANT LOAD = 195 OCCUPANTS

W.C. 1 per 75

LAVATORY 1 per 200

REQUIRED

PROVIDED

WATER CLOSETS

LAVATORY

DRINKING FOUNTAIN

4

2

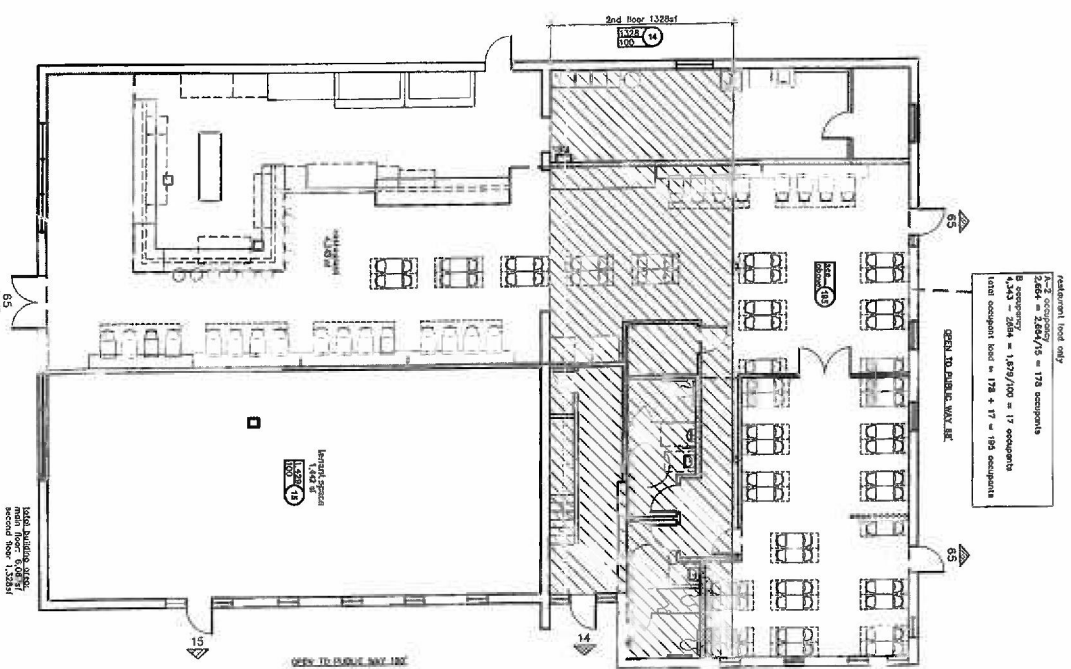
0*

4

2

0*

*WATER WILL BE PROVIDED TO CUSTOMERS



restaurant load only

2.6 occupants / 75 = 176 occupants
3 occupants / 100 = 17 occupants
4.343 - 2664 = 1,879 / 100 = 17 occupants
total occupant load = 176 + 17 = 195 occupants

OPENS TO EXISTING HWY 180'



code plan SCALE: 1/8" = 1'-0"

B

SITE PLAN

APPROVED 8/18/2024 *KLINGSTON*